

CHAPTER 15.08

International Building Code (IBC)

15.08.010 International Building Code adopted.

The *International Building Code*, 2012 edition, is hereby adopted by reference for the City, except as amended in this Chapter, and is hereinafter referred to as the "Building Code." The Building Code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. The Building Code provides the standards for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings or structures. (Ord. 548-12 §2)

15.08.020 Additions, deletions and amendments to Building Code designated.

Sections 109.3, 109.4, 109.6, 109.8, 110.3.5, 110.6, 113.1, 113.2, 114.4, 406.3.4(1), 419.1, 419.1.1(5), 1006.3, 1507.2.9.4, 1507.2.9.5, 1907.2, 2701.1 and 2902.3.2 of the Building Code are hereby enacted as amended, added or deleted to read as set out in Sections 15.08.030 through 15.08.130 below. (Ord. 548-12 §2)

15.08.030 Section 109.3 amended; Building permit valuations.

Section 109.3 of the Building Code adopted at Section 15.08.010 above is amended to read as follows:

"109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the value listed on the application is underestimated on the application, the building official may use the greater of either the application value, or the square foot value from the most recent Building Valuation Data table, published in the Building Safety Journal, by the International Code Council. Final building permit valuation shall be set by the building official."

(Ord. 548-12 §2)

15.08.040 Section 109.4 amended; Work commencing before permit issuance.

Section 109.4 of the Building Code adopted at Section 15.08.010 above is amended to read as follows:

"109.4 Work commencing before permit issuance. Any person who commences work on a building, or structure governed by this code before obtaining the necessary permits shall be subject to a fee 200 percent of the usual permit fee."

(Ord. 548-12 §2)

15.08.050 Section 109.8 added; Reinspections.

Section 109.8 of the Building Code adopted at Section 15.08.010 above is added to read as follows:

"109.8 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

"This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

"Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

"To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with the Building Permit Fee Schedule as set forth by the jurisdiction.

"In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid."

(Ord. 548-12 §2)

15.08.060 Section 110.6 amended; Approval required.

Section 110.6 of the Building Code adopted at Section 15.08.010 above is amended to read as follows:

"110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official. There shall be a final inspection and approval of all systems, buildings, and structures, when completed and ready for occupancy and/or use. There shall be a final inspection and approval of all systems, buildings, and structures, when completed and ready for occupancy and/or use."

(Ord. 548-12 §2)

15.08.070 Section 114.1 amended; Unlawful acts.

Section 114.1 of the Building Code adopted at Section 15.08.010 above is amended to read as follows:

"114.1 Unlawful acts. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment regulated by this code in the City, or cause the same to be done, in conflict with or in violation of any of the provisions of this code."

(Ord. 548-12 §2)

15.08.080 Section 114.4 amended; Violation penalties.

Section 114.4 of the Building Code adopted at Section 15.08.010 above is amended to read as follows:

"114.4 Violation penalties. Any person violating any of the provisions of this code is guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation, such person shall be subject to punishment as provided in Chapter 1.17 of the Evans Municipal Code."

(Ord. 548-12 §2)

15.08.090 Section 406.3.4(1) amended; Separation.

Section 406.3.4(1) of the Building Code adopted at Section 15.08.010 above is amended to read as follows:

"1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum $\frac{5}{8}$ inch (15.9 mm) Type X gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, or the ceiling is providing separation, the structure supporting the separation shall also be protected by not less than $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than $1\frac{3}{8}$ inches (34.9 mm) thick, or doors in compliance with Section 715.4.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching."

(Ord. 548-12 §2)

15.08.100 Section 419.1.1(5) added; Limitations.

Section 419.1.1(5) of the Building Code adopted at Section 15.08.010 above is added to read as follows:

"5. The nonresidential area is limited to a maximum occupant load of 49 as determined by Table 1004.1.1."

(Ord. 548-12 §2)

15.08.110 Section 1507.2.9.4 added; Sidewall flashing.

Section 1507.2.9.4 of the Building Code adopted at Section 15.08.010 above is added to read as follows:

"1507.2.9.4 Sidewall flashing. Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4 inches (102 mm) high and 4 inches (102 mm) wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter."

(Ord. 548-12 §2)

15.08.120 Section 1507.2.9.5 added; Other flashing.

Section 1507.2.9.5 of the Building Code adopted at Section 15.08.010 above is added to read as follows:

"1507.2.9.5 Other flashing. Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney flashing, shall be applied according to the asphalt shingle manufacturer's printed instructions."

(Ord. 548-12 §2)

15.08.130 Section 2701.1 amended; Scope.

Section 2701.1 of the Building Code adopted at Section 15.08.010 above is amended to read as follows:

"2701.1 Scope. This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the adopted *National Electrical Code*. Other references within this code regarding electrical shall be considered amended to read 'the adopted *National Electrical Code*.'"

(Ord. 548-12 §2)